

CONDITIONS OF APPROVAL
for
MOUNTAIN GROVE AT CITRUS PLAZA

CITRUS PLAZA PLANNED DEVELOPMENT
REVISION TO THE PRELIMINARY DEVELOPMENT PLAN
AND
APPROVAL OF FINAL DEVELOPMENT PLAN - PHASE 2

GENERAL REQUIREMENTS
Conditions of Operation and Procedure

LAND USE SERVICES DEPARTMENT – Current Planning Division (909) 387-4115

1. Project Description. The Preliminary Development Plan is revised and the Final Development Plan for the second phase of the Citrus Plaza Planned Development is approved, subject to the following conditions. The second phase has been renamed to be Mountain Grove at Citrus Plaza and it is 66.73 acres of the previously approved 128-gross acres Citrus Plaza Planned Development. The following changes are included:
 - Revise the Preliminary Development Plan for an approved two phase regional retail center with a maximum of 1.85 million sq. ft. (Phase 1 - 550,000 sq. ft. and Phase 2 - 1.3 million sq. ft.) to add a maximum of 281 residential units and 2 hotels with a maximum of 200 rooms on 128 gross acres.
 - Final Development Plan for Phase 2 to establish a retail/life style center with a maximum of 281 multiple family residential units (419,400 sq. ft.) and 696,027 sq. ft. of retail/personal services area, a 3,544 seat cinema (64,400 sq. ft.), and two hotels with a total of 168 rooms (114,000 sq. ft.), and to allow a 26 foot wide one-way truck driveway in lieu of the required two-way fifty foot wide truck driveway on 66.73 net acres.

The project site is located on the south side of San Bernardino Avenue, between Alabama Street on the west and Citrus Plaza Drive on the east. The project site is in the East Valley Area Plan, Third Supervisorial District. The project site is currently designated East Valley Area Plan – General Commercial (EV/CG). Phase One Assessor Parcel Numbers are: 0292-501-01 through 14 and 0292-501-017, 18, 20, 21, 23, 24, 25 and 26. Phase Two (Mountain Grove) Assessor Parcel Numbers are: APNs: 0292-081-33 through 0292-081-56.

Phase One Assessor Parcel Numbers are: 0292-501-01 through 14 and 0292-501-017, 18, 20, 21, 23, 24, 25 and 26. Phase Two (Mountain Grove) Assessor Parcel Numbers are: APNs: 0292-081-33 through 0292-081-56.

2. Concurrent Actions: There are the following two concurrent applications:
 - A. A General Plan Amendment to change the land use / zoning designation on the Citrus Plaza Planned Development site (Phase I and Phase II) from East Valley Area Plan – General Commercial (EV/CG) to East Valley Area Plan - Special Development with a Commercial focus (EV/SD-Com) on 129 acres. The zone change is proposed to allow the addition of apartments.
 - B. Amend an approved Development Agreement to update provisions to reflect a Phase 2 revised Preliminary Development Plan, a Phase 2 Final Development Plan, and approved Tentative Parcel Map 18462, which will subdivide the Phase 2 land area of 66.73 net acres to create 22 commercial and 18 common area lots.
3. Revisions/Modifications. Any alteration or expansion of this development from that shown on the approved site plan shall require submission of an additional land use application for review and approval. Any modification to building location or footprint must also be approved by County Planning.
4. Expiration/Development Agreement (DA). This approval is subject to an approved Development Agreement. This approval or portions of this approval may become null and void if all conditions have not been satisfactorily completed in compliance with the Development Agreement. This approval for the purposes of construction shall become null and void if all conditions required for the issuance of grading and/or building permits have not been completed and/or if such construction, permits have not been issued in compliance with the related Development Agreement. This approval for the purposes of occupancy and operation of the approved land use remain in effect, unless the land use is determined by the County to be abandoned or not operating in compliance with either these conditions of approval, the County Code, or other applicable laws and ordinances
5. Extension of Time/DA. Extensions of time to the expiration date as allowed by the associated Development Agreement may be granted as specified by that agreement. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in construction, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. PLEASE NOTE: This will be the ONLY notice given of the expiration date. The property owner is responsible for initiation of any extension request and the granting an extension is a discretionary action.
6. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.

7. Indemnification. In compliance with the San Bernardino County Development Code Section 81.01.070 and prior to the issuance of any construction permits, the developer shall enter into a written indemnification agreement that includes terms providing that the applicant shall defend at their sole expense any action brought against the County, its agents, officers, or employees, because of the issuance of such approval in compliance with the San Bernardino County Ordinance #2684. The applicant shall reimburse the County, its agents, officers, or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve application of his obligations under this condition.
8. Continuous Effect. All of the conditions of this approval are continuously in effect through out the operative life of the project for the uses approved. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the Planned Development, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.
9. Job Costing System (JCS). The actual cost JCS number for this project is P200601377. The developer shall maintain a positive account balance at all times during the condition compliance review period. A minimum balance of \$10,000.00 must be in the project account number at the time the Condition Compliance Review is initiated. All fees required for processing shall be paid in full prior to final inspection and the granting the authorization for occupancy and operation. There shall be sufficient funds remaining in the account to properly fund file closure and any other required follow-on work (e.g. landscape performance, etc.).
10. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each respective building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Conditional Approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
 - Grading Permits - a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.
 - Building Permits - a copy of the signed CCRF for building permits and three "red" stamped and signed approved copies of the final approved site plan.
 - Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by Planning.
 - Tenant Occupancy - a copy of the signed CCRF for tenant occupancy of each respective building, after an on-site compliance inspection by Planning.

11. Follow-on Permits. The applicant shall ascertain and comply with the requirements of all Federal, State, County and Local agencies as are applicable to the proposed use and the project area. These include, but are not limited to: 1) FEDERAL: – none, 2) STATE: Regional Water Quality Control, CalTrans 3) COUNTY: Departments of Public Health-Environmental Health Services, Land Use Services-Building and Safety/Code Enforcement, Public Works – Traffic, Land Development Engineering, County Surveyor, Encroachment Permits, County Flood Control District, Special Districts and County Fire and 4) LOCAL: City of Redlands Fire, Public Works, Water and Sewer.
12. Performance Standards/EV. The project property owner shall ensure that the development operates in conformity with the following East Valley Plan Area performance standards:
 - a) Vibrations: Every use shall be so operated that maximum ground vibration generated is not perceptible without instruments at any point in the boundary of the district in which the use is located.
 - b) Noise: Every use shall be so operated that the maximum volume of sound or noise generated does not exceed sixty-five (65) decibels from 7:00 a.m. to 10:00 p.m. and forty-five (45) decibels from 10:00 p.m. to 7:00 a.m. in areas that abut residential land uses. Measurement of maximum sound or noise volume can be taken at any point on the lot line of the lot on which the use is located.
 - c) Odor: Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the boundary of the district in which the use is located.
 - d) Smoke: Every use shall be so operated that no smoke from any source shall be emitted of a greater density described in No. 2 on the Ringelmann Chart as published by the United States Bureau of Mines.
 - e) Toxic Gases: Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes of gases.
 - f) Emissions: Every use shall be so operated that there is no emission of dirt, dust, fly ash, and other forms of particulate matter.
 - g) Radiation: Every use shall be so operated that there is no dangerous amount of radioactive emissions.
 - h) Glare and Heat: Any operation producing intense glare or heat shall be conducted in a manner as to effectively screen the glare from view at any point on the lot line of the lot in which the use is located and to dissipate the heat so that it is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
 - i) Hazardous Materials: Every use shall be consistent with the provisions of the San Bernardino County Hazardous Waste Management Plan

13. Continuous Maintenance. The property shall be maintained so that is visually attractive and not dangerous to the health, safety or welfare of both on-site users (e.g. employees) or surrounding properties. The property owner shall enforce required architectural controls to insure on-going compatibility of colors, materials and theme. The property owner and operator shall ensure that all facets of the development (including all structures, signs, landscaping, walls/fences, walkways, parking lots and outside storage areas) are regularly maintained and inspected so that they are kept in continual good repair. Annual maintenance inspections shall be conducted to confirm proper structural, electrical, plumbing and mechanical safety. This required maintenance shall do the following:
- Graffiti and Debris shall be removed immediately with daily maintenance.
 - Landscaping shall be maintained in a healthy thriving manner and at proper height for required screening. Drought-resistant, water-conserving, fire retardant vegetation shall be used where practicable in any plantings.
 - Irrigation systems shall be designed, operated and maintained in a manner to conserve water, reduce evaporative loss and minimize aerial spraying. Allow no overspray onto public roadways
 - Erosion control measures shall reduce soil loss and promote slope stability.
 - Fuel Modification measures shall be maintained to reduce exposure to fire.
 - Parking Maintenance. Parking and on-site circulation surfaces, markings, curb painting, and signs shall be maintained in good condition at all times. These include driveways, walkways, parking spaces, disable spaces/markings and access path of travel, directional designations/signs, stop signs/markings, pedestrian crossings, speed humps and include any carpool, bus stop, "No Parking", "Fire Lane" or other such markings/signs.
 - Parking Striping. All parking stalls shall be clearly striped and permanently maintained with double lines on the surface of the paving, with the two lines being located an equal nine (9) inches on either side of the stall sidelines; arrows shall be painted on the paving to indicate direction of traffic flow.
 - Metal Storage Containers. There shall be no metal storage containers allowed in loading areas or other outside storage areas unless specifically approved.
 - Screening. External storage, loading, trash storage and mechanical equipment, including roof top and street side installations of utility service connections shall be screened from public street/sidewalk views. Such screens shall be maintained to be in good repair and visually attractive. All trash, storage and loading areas shall be kept neat and orderly.
 - Signage. All on-site signs shall be maintained to be clearly visible, unobstructed, unfaded and legible/readable. This includes site identification, "No Trespassing" and any other signs. The type, number, size and location of all signs shall be as shown on the approved site plan or other approved plan (e.g. landscaping).
14. Site Design Standards and Guidelines. The project shall adhere to and implement the site design standards and guidelines specified for the East Valley Area Plan.

15. AR-3 Operational Requirements. *The proposed development is within an Airport Safety Review Area Three (AR-3), therefore the following standards and criteria shall apply in addition to any standards required by the applicable Airport Comprehensive Land Use Plan (ACLUP).*
- *The normal mature height of any vegetation shall not exceed the height limitations established in Federal Aviation Regulations (FAR) Part 77 unless otherwise provided by Form 7460-1)*
 - *Proposed uses shall be consistent with any applicable, adopted ACLUP*
 - *The proposed use or structure shall not reflect glare, emit electronic interference, produce smoke, or store or dispense hazardous materials in such a manner that would endanger aircraft operations or public safety in the event of an aircraft accident.*
16. Sign and On-Site Lighting. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds. The glare from any luminous source shall not exceed one-half (0.5) foot-candle at property line.
17. Clear Sight Triangle. Signs and other structures located within the clear sight triangle, shall comply with the height and location requirements specified by the County Development Code or as otherwise required by County Traffic.
18. AQ /Operational Mitigation. *The following measures shall be implemented:*
- *Signs requesting that truck drivers turn off engines when not in use will be posted.*
 - *All diesel trucks servicing the project shall not idle more than five minutes per truck trip per day. [Mitigation Measure III-7]*

LAND USE SERVICES DEPARTMENT - Code Enforcement Division (909) 387-4044

19. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

PUBLIC HEALTH DEPARTMENT –Environmental Health Services (DEHS) (909) 387-4666

20. Water. Water purveyor shall be City of Redlands pursuant to previous approval by the Local Agency Formation Commission per Government Code Section 56133.
21. Wastewater. Method of sewage disposal shall be City of Redlands pursuant to previous approval by the Local Agency Formation Commission per Government Code Section 56133.

22. Noise. Noise level shall be maintained at or below County Standards, Development Code Section 87.0905(b). For information, call DEHS/Land Use at (909) 387-4666.
23. Refuse Storage. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual, noise, or other impacts and environmental health nuisances are minimized and complies with San Bernardino County Code Chapter 8, Section 33.081 et. Seq. For information, call DEHS/Local Enforcement Agency (LEA) at (909) 387-4655.
24. Garbage Removal. All refuse containing garbage shall be removed from the premises at least two (2) time(s) per week to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.081 et. seq. For information, please call DEHS/LEA at: 909-387-4655.
25. Refuse Removal. All refuse not containing garbage shall be removed from the premises at least one (1) time per week to an approved solid waste facility, in conformance with San Bernardino County Code Chapter 8, Section 33.081 et seq. For information, call DEHS/Local Enforcement Agency [LEA] at (909) 387-4655.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

26. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F-1] Note: By agreement between the City of Redlands and the County, the City of Redlands Fire Department shall provide first response services.
27. Additional Requirements. In addition to the Fire requirements stated herein, other on site and off site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. [F-1a]

PUBLIC WORKS / LAND DEVELOPMENT ENGINEERING – Drainage (909) 387-8149

28. Continuous BMP Maintenance. The property owner is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
29. BMP Enforcement. In the event the property owner (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner, including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

**PRIOR TO ISSUANCE OF GRADING PERMITS OR LAND DISTURBING ACTIVITY THE
FOLLOWING SHALL BE COMPLETED**

LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226

30. Wall Permits: Submit plans and obtain separate building permits for any required walls, or retaining walls.
31. Geotechnical Soils Report: *A design level geotechnical investigation by a qualified State-registered geologist or geotechnical engineer shall be contracted by the project proponent and performed once specific development plans have been formulated and shall be conducted for the purpose of providing specific recommendations for the proposed improvements. Upon completion of this geotechnical investigation, a general review of the project plans and specifications shall be conducted before they are finalized to verify that all geotechnical recommendations have been properly interpreted and implemented during design. [Mitigation Measure VI-1].*
32. Geology Report. When earthwork quantities exceed 5,000 cubic yards, a geology report shall be submitted to Building and Safety for review and approval.
33. Engineer Monitor: This project will require a Quality Control Engineer monitor.
34. Grading Plans. If grading exceeds fifty (50) cubic yards, approved plans will be required.
35. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics.
36. WDID. Prior to permit issuance, construction projects involving one or more acres shall be accompanied by a copy of the Regional Water Quality Control Board, Santa Ana Region permit letter. The letter must include the Waste Discharge Identification (WDID) number assigned by the Regional Board. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
37. Storm Water Pollution. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to the issuance of a grading permit.

LAND USE SERVICES DEPARTMENT – Current Planning Division (909) 387-4115

38. Cultural Resources. *If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find and all work shall halt until clearance is received. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall be notified. [Mitigation Measure V-1].*
39. GHG – Construction Mitigation Measures. *Prior to the issuance of any construction permits (grading or building) the developer shall submit to the Current Planning Division and gain approval of a letter agreeing to include the following requirements in all contracts and subcontracts:*
- *Construction equipment shall be shut off when not in use and shall not idle for more than 15 minutes. On-road construction trucks and other vehicles greater than 10,000 pounds shall be shut off when not in use and shall not idle for more than 5 minutes.*
 - *Queuing of trucks on and off site shall be limited to periods when absolutely necessitated by grading or construction activities.*
 - *To the extent feasible, all diesel- and gasoline-powered construction equipment shall be replaced with equivalent electric or CNG equipment.*
 - *Participation in the County Solid Waste Management Department policies and procedures for the reuse and recycling of construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).*
 - *Education of all construction workers about the required waste reduction and available recycling services. [Mitigation Measure III-1]*
40. AQ-Dust Control Plan. *The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include these elements to reduce dust production*
- *Exposed soil shall be kept continually moist (minimum of twice daily waterings to reduce fugitive dust during all grading and construction activities).*
 - *Street sweeping and/or washing shall be completed on paved roadways on or adjacent to the site, if there are visible signs of any dirt track-out at the conclusion of any workday.*

- Every construction site exit shall have a device to remove soil from construction vehicle tires to reduce tracking soil onto the adjacent paved roadways. Tire washing or a combination of gravel with steel rumble plates to knock loose tire-borne soil are acceptable alternatives.
- All trucks hauling dirt away from the site shall be covered.
- During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
- Maximum traffic speeds on all on-site unpaved roads shall be 15 mph.
- Storage piles that are to be left in place shall be either kept moist through watering (twice daily/as necessary), sprayed with a non-toxic soil binder, covered with plastic or revegetated. [Mitigation Measure III-3] MMF#27

41. AQ – Construction Mitigation. Prior to issuance of grading permits, the developer shall submit written verification to the satisfaction of County Planning that all construction contracts and subcontracts for the project contain provisions that require compliance with these standards and requirements. During construction, each contractor and subcontractor shall be responsible for ensuring that all mitigation measures in the following list are implemented:

- The construction contractor shall use low-sulfur fuel for stationary construction equipment. This is required by SCAQMD Rules 431.1 and 431.2.
- The construction contractor shall select the construction equipment used on site based on low emissions factors and high energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
- The construction contractor shall ensure that the construction grading plans include a statement that work crews will shut off equipment not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- The construction contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.
- The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.
- Compliance with SCAQMD Rule 1113 on the use of architectural coatings. Emissions associated with architectural coatings would be reduced by complying with these rules and regulations, which include using pre-coated/natural colored building materials, water-based or low volatile organic compound (VOC) coating, and coating transfer or spray equipment with high transfer efficiency.[Mitigation Measure III-4]

42. AQ - Coating Restrictions. The developer shall submit to the satisfaction of County Planning a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:
- A) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
 - B) The combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
 - C) High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings [Mitigation Measure III-5]
43. Grading - A copy of the final grading plan, shall be submitted to County Planning
- Fill material quantities shall not exceed thirty (30) feet in depth.
 - Manufactured slopes shall not exceed ten (10) feet, where natural terrain slope is 10% or less. The toe and crest of any slope in excess of ten (10) feet in height shall be rounded and gradually adjusted to the angle of the natural terrain.
 - Off-site grading easements shall be obtained where necessary and submitted to County Planning prior to grading.
 - All graded and disturbed surfaces remaining outside developed areas following construction shall be revegetated, or sprayed with a soil binder as soon as possible, but no later than ninety (90) days after the cessation of grading activities. Any areas to be graded and remain undeveloped shall be revegetated or sprayed with a soil binder according to the approved landscape plans for the project.
 - Landscape design and plant selection in areas directly adjacent to open space shall conform to the surrounding native vegetation. The use of native trees and shrub species should match those present on site.
 - The developer shall construct landscaped medians on San Bernardino Avenue and on Alabama Street the northerly approximately 400'. The remainder of Alabama Street shall be completed with painted medians
44. AQ - Alternate Transportation: In those locations specified by the permitting agency, the project proponent shall: (1) construct on-site or off-site bus turnouts or signage, passenger benches or shelters in coordination with Omnitrans; (2) construct on-site bicycle and motorcycle facility improvements and include bicycle and motorcycle parking facilities, such as designated parking areas, bicycle lockers and racks; and (3) construct on-site pedestrian improvements, as required by the County of San Bernardino, such as sidewalks and pedestrian pathways. [Mitigation Measure No.XV-1]
45. Haul Route. A haul route shall be designated prior to commencement of construction activities. The haul route shall not travel by any sensitive receptors such as residences, schools, hospitals, etc

46. Median Design. The developer shall design medians to include final hardscape (e.g. pavers), curbing and landscaping/irrigation where practical to their ultimate required widths. These shall reflect the final design approved by Public Works on the street improvement plans for San Bernardino Avenue and the northern portion of Alabama Street. . A copy of the median design shall be submitted to County Planning for review and approval prior to final plan review for the street improvement plans

PUBLIC WORKS - Land Development Engineering – Drainage (909) 387-8145

47. Drainage Improvements. Permanent drainage improvements will be required per the appropriate components of Engineer's Report to intercept and conduct drainage flows through or around the site in an approved manner. Adequate provisions shall be made to intercept and conduct the offsite tributary drainage flows around or through the site in a manner, which will not adversely affect adjacent or downstream properties.
48. Hydrology Study. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed. Submit hydrology study.
49. Grading Plans. Grading plans shall be submitted to Land development/Engineering, Drainage Section for review.
50. Other Improvements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
51. WQMP. Prior to grading and/or building permit issuance, a completed Water Quality Management Plan (WQMP) shall be submitted to the Public Works, Water Resources Division - Land Development (909-387-8218) for review and approval. Copies of the WQMP guidance and template can be found at: (http://www.waterboards.ca.gov/santaana/html/san_bernardino_permit.html)

PUBLIC WORKS - Land Development Engineering – Roads (909) 387-8145

52. Roads. Roads within this development shall not be entered into the County Maintained Road System.
53. Road Design & Construction. Road sections bordering the development shall be designed and constructed to Valley Road Standards of San Bernardino County and to the policies and requirements of the County Public Works Department and in accordance with the circulation element of the County's General Plan. This includes Alabama Street, San Bernardino Avenue and Citrus Plaza Drive.

54. Required Road Dedication and Improvements. Prior to issuance of building permits, the developer shall:

- Dedicated required rights of way. Prior to document preparation for dedication, submit a copy of the Grant Deed for all properties affected to: The San Bernardino County Department of Public Works 825 E. Third Street, Room 204, San Bernardino CA 92415-0835 Phone 387-8218.
- Submit engineered road improvement plans to San Bernardino County Department of Public Works 825 E. Third Street, Room 204, San Bernardino CA 92415-0835 Phone 387-8218. Applicant shall acquire additional right-of-way as needed to complete road improvements as shown on site plan.

OBTAIN APPROVAL TO CONSTRUCT the following required road improvements:

Alabama Street – Major Arterial

- Require 120 feet right of way and 104 feet curb separation to be designed to accommodate six (6) travel lanes plus turning movements. The developer is responsible for constructing the half-width street improvements along this project site frontage and those improvements to be specified in the approved preliminary striping plan.

San Bernardino Avenue – Major Arterial

- Require 120 feet right of way and 104 feet curb separation to be designed to accommodate six (6) travel lanes plus turning movements. The developer is responsible for constructing the half-width street improvements along this project site frontage and those improvements to be specified in the approved preliminary striping plan.

Citrus Plaza Drive – Secondary Highway

- Require minimum of 40 feet street right of way and 30 feet curb and gutter from centerline to west direction. The developer is responsible for constructing the ultimate-width street improvements along this project site frontage and those improvements to be specified in the approved preliminary striping plan.

55. Utility Poles. Final plans and profiles shall indicate the location of any existing utility facility, which would affect construction.

56. Transitional Improvements. Right-of-Way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.

57. Truck Access Curb radius. Curb radius on all truck accessible drives shall be a minimum of 50 feet and a maximum of 80 feet.

58. Vehicular Access Rights. Vehicular access rights shall be dedicated along Alabama Street, San Bernardino Avenue, and Citrus Plaza Drive, except at approved access points.
59. Type of Entrances. Street type entrance(s) shall be provided to the entrance(s) of this development.
60. Access and utility easements. As required by CSA 70, EV-1, the project proponent shall convey any required access and utility easements and associated right-of-way to the appropriate agency as deemed necessary by that agency, for the construction and maintenance of sewer lines and associated facilities.
61. Existing County Roads. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction.
62. Road Names. All road names shall be coordinated with the County Public Works Department, Traffic Division.
63. Encroachment Permit. An encroachment permit, or authorized clearance, shall be obtained from the county Public Works Department prior to issuance of a grading permit by county Building and Safety.
64. Existing Utility Poles. Any existing utility poles shall be shown on the improvement plans.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

65. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. Standard 903.1 [F-5]

The Fire Flow for this project shall be:

4000 GPM for a 4-Hour duration at 20 psi residual operating pressure.

Fire Flow is based on 120,000 sq. ft. the largest single structure (Shopping Center).

***PRIOR TO ISSUANCE OF BUILDING PERMITS
THE FOLLOWING SHALL BE COMPLETED***

LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226

66. Building Plans. Any building, sign, trash enclosure or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division
67. Wall Permits: Submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures
68. On-Site Inspections: Project will require on-site inspections by the professional responsible for preparation of the plans.
69. Geotechnical Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to Building and Safety for review and approval.
70. Geologic Report: When earthwork quantities exceed 5,000 cubic yards, a geology report shall be submitted to Building and Safety for review and approval.
71. Compaction Report. Upon completion of rough grading and prior to footing excavations, a compaction report shall be submitted to Building and Safety for review and approval.
72. Van Accessible Parking. Provide van accessible parking spaces for disabled persons. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated "Van Accessible".
73. Disabled Parking: Provide disabled parking in each parking area. [
74. Path of Travel. Provide a path of travel from the disabled person accessible parking spaces to the primary entrances to the building.

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75. Site Design Standards and Guidelines. The project shall adhere to and implement the site design standards/guidelines and the circulation design standards specified for the East Valley Area Plan.

76. Building Elevations – The developer shall obtain approval from County Planning of elevations for all four sides of each proposed building. The elevations shall demonstrate horizontal and vertical elements (e.g. trim design, architectural elements, windows, etc.) All sides of the building, except loading dock areas shall incorporate where practical landscape planters adjacent to the building walls. The locations of buildings and planters shall substantially comply with the approved site plan. The loading docks shall be screened from street and residential views. The use of trellises, arbors, planters and atriums is encouraged. All walls shall be shown and approved by County Planning prior to construction. Where possible, all new proposed structures and their related elements shall be painted, treated, or otherwise finished to blend in to the adjacent existing architectural theme in Phase 1 of Citrus Plaza. Screening materials shall blend into adjacent architectural elements. All roof mounted mechanical equipment shall be screened from view and shall be painted to match the roof color, similar to Citrus Plaza Phase One treatments.
77. GHG – Operational Mitigation Measures. *The following measures shall be implemented to reduce the potential impacts of the project on green house gases:*
- *The developer shall demonstrate that the design of the proposed buildings or structures exceeds current Title 24 requirements (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended October 1, 2005; Cool Roof Coatings performance standards as amended September 11, 2006) by a minimum of 5% subject to review by the County Building Official. Documentation of compliance with this measure shall be submitted to County Planning and the County Building Official for review and approval. Installation of the identified design features or equipment shall be confirmed by the County Building Official prior to final inspection. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds five percent (5%):*
 - *Increase in insulation such that heat transfer and thermal bridging is minimized.*
 - *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.*
 - *Incorporate dual paned or other energy efficient windows,*
 - *Incorporate energy efficient space heating and cooling equipment,*
 - *Incorporate energy efficient light fixtures,*
 - *Incorporate energy efficient appliances,*
 - *Incorporate energy efficient domestic hot water systems,*
 - *Incorporate solar panels into the electrical system,*
 - *Incorporate cool roofs/light colored roofing,*

- *Or other measures that will increase the energy efficiency of building envelope in a manner that when combined with the other options listed above exceeds current Title 24 Standards (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended October 1, 2005; Cool Roof Coatings performance standards as amended September 11, 2006) by a minimum of 5 percent.*
- *The developer shall provide a landscape plan for the project that includes shade trees around main buildings, particularly along southern and western elevations were practical and in a manner that will not interfere with loading dock locations or other operational constraints. Documentation of compliance with this measure shall be submitted to County Planning for review and approval.*
- *The developer shall submit to County Planning for review and approval landscape and irrigation plans that are designed so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET Gage ET based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.*
- *The developer shall demonstrate that the proposed building or structure designs incorporate exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. Documentation of compliance with this measure shall be provided to County Planning for review and approval. Installation of the identified design features or equipment will be confirmed by the County prior to final inspection of each building..*
- *The developer shall provide to all tenants education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval.*
- *All showerheads, lavatory faucets, and sink faucets within the residential units shall comply with the California Energy Conservation flow rate standards, as confirmed by County Building & Safety.*
- *Low flush toilets shall be installed within all residential units as specified in California State Health and Safety Code Section 17921.3, as confirmed by County Building & Safety.*
- *The developer shall submit to County Planning for review and approval landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and conserve water and energy.*

- *The developer shall demonstrate that landscape irrigation is supplied by recycled water (treated and provided by City of Redlands), except in the vicinity of buildings selling food. Documentation of compliance with this measure shall be submitted to County Planning for review and approval.*
- *The developer shall demonstrate that measures have been included to promote ride sharing programs such as, but not necessarily including, publishing ride sharing information for all of the tenants, designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides. Documentation of compliance with this measure shall be submitted to County Planning for review and approval. Installation of the identified design features or equipment shall be confirmed by the County prior to final inspection of each building.*
- *The developer shall demonstrate that measures have been included to provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Documentation of compliance with this measure shall be submitted to County Planning for review and approval. Installation of the identified design features or equipment shall be confirmed by the County prior to final inspection of each building.*
- *The developer shall demonstrate that all interior building lighting supports the use of compact fluorescent light bulbs or equivalently efficient lighting to the satisfaction of the County Building Official. [Mitigation Measure III-2]*

78. *AQ -Coating Restrictions. The developer shall submit to the satisfaction of County Planning a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:*

- *Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.*
- *The combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.*
- *High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings. [Mitigation Measure III-5]*

79. *AQ - Non-residential Design.* The developer of all non-residential projects that are greater than 10,000 square feet in area shall include the following air quality design considerations (per County Code Section 83.14.030):
- *Bicycle parking required.* Bicycle parking facilities or secured bicycle lockers shall be provided for all non-residential and multi-family (of 10 or more units) developments. Parking racks or secured lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack. [e.g. 4236 spaces /30 per = 141 bike rack spaces or (29) 5-space racks]
 - *Pedestrian and bicycle connections to streets.* On-site pedestrian walkways and bicycle facilities shall be provided connecting each structure in a development to public streets for all new non-residential and multi-family (of 10 or more units) development.
 - *Shower facility.* A minimum of one shower facility accessible to both men and women shall be provided for persons bicycling or walking to work for all new non-residential development generating 250 or more peak hour trips.
 - *Passenger loading area.* Passenger loading areas in locations close to building entrances (but not interfering with vehicle circulation) shall be provided for all new non-residential and multi-family (of 10 or more units) developments with at least 100 parking spaces. (Loading area shall be equivalent to a minimum of 5 parking spaces and shall have a 15 minute parking time limit)
 - *Vanpool parking.* Preferred parking facilities shall be provided near building entrances for vanpools in all new non-residential developments where appropriate. A vertical clearance of no less than 9' shall be provided.
 - *Transit improvements.* Transit improvements (e.g., bus pullouts, bus signage, bus pads, and/or bus shelters) shall be provided for all new residential and non-residential development along existing or planned transit routes. The need for and nature of those improvements shall be determined in cooperation with the designated local transportation authority, Omnitrans.
 - *Bicycle Plan.* Participate in implementation of the Countywide Bicycle Plan.
 - *Parking Reduction.* Parking space requirements for new non-residential development may be reduced when linked to other actions that reduce trips to account for increased ridesharing and other modes of transportation. Incorporation of on-site child care facilities and senior citizen facilities may allow increased lot coverage and reduced parking requirements incentives.
 - *Alternative Energy Encourage* the use of alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment.
 - *Employee Services* Provide on-site employee services (e.g. cafeterias, postal machines, automated teller)[Mitigation Measure III -6]

80. Site Specific Plot Plan. Prior to issuance of building permits for each building, the developer shall submit a building specific site plan, specific building footprint and elevations (showing architectural details), contiguous landscaping, lighting, walkways, signage, and any proposed contiguous amenities (e.g. water features, planters, other enhanced landscaping features, bike racks, pedestrian seating and shade structures).
81. Landscape and Irrigation Plan. The developer shall submit and obtain approval from County Planning and Department of Public Works - Traffic of four (4) copies of a Landscape and Irrigation Plan prepared by a registered landscape architect. The plan shall indicate the location of all existing and proposed landscape materials. The installation details for the permanent irrigation system shall be shown on a separate sheet. The landscape and irrigation plans shall detail and adhere to the following requirements:
- a) Plan Contents. The plans shall show the size, type, number, planting specifications and locations of all existing and proposed plant material. Landscaping shall promote erosion control, reduce water consumption and increase slope stability. Where possible, the plan shall utilize indigenous landscaping or locally adaptable drought-tolerant cultivars, trees and turf capable of surviving the local climate and soil conditions with a minimum of supplemental water maintenance once established. The plan shall also detail the location and design of all hardscape elements such as patterned brick decorative rock or other surface treatments proposed for entry drives and walkways. The detail of proposed walls and fences shall be shown with elevations. Any additional landscape elements such as boulders, water features, outside furniture and other fixtures shall be shown.
 - b) Irrigation plans – professionally prepared. Irrigation plans shall be prepared by a professional landscaper to design an efficient irrigation system, which minimizes water loss (runoff/ evaporation) and maximizes water delivery to reach plant roots. The irrigation plans shall indicate: 1) consumption in gallons per minute (GPM) 2) static pounds per square inch (psi) on the delivery side of the service backflow device and 3) the GPM and psi of the irrigation system located on the longest distance from the delivery service. The plans shall include, but not be limited to, the following:
 - Drip, bubbler or other non-aerial water serving methods, where appropriate to conserve water. Otherwise rotor stream and conventional spray are acceptable, where necessary.
 - Timers and rain/moisture sensors for controlled application.
 - All mainline connections, backflow valves and other mainline inline devices shall be the same size or larger than the delivery service connection
 - Suitable temporary irrigation methods may be substituted upon written approval by County Planning for drought/fire resistant plantings.

- c) Screening. Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc., shall be screened with landscaping and/or decorative walls and fencing. All walls visible to the public shall be decorative and incorporate features such as tree planter wells, columns, or other features.
- Parking areas. Parking areas shall be densely screened with landscaping or walls to a minimum of three feet high to defuse headlights. The view from surrounding streets of truck and trailer parking areas and any loading and outside storage areas shall be fully screened with a combination of screen walls, fencing and dense landscaping.
 - Walls. All walls must be shown on the landscape plans and shall be approved by County Planning prior to construction. Show the location, elevation and materials proposed for use on all walls, including retaining walls. All walls visible to the public shall be decorative and incorporate features such as tree planter wells, columns, or other features. Retaining walls shall not exceed fifteen (15) feet in height; any wall over five (5) feet in height shall be specifically detailed on the plot plan or on a separate detail sheet. All walls required by this approval shall require building permits.
 - Wall Screening. Where landscaping is used to screen or cover walls it shall achieve 90% coverage within three (3) years of building occupancy. Failure to accomplish this objective shall require additional corrective measures, as determined by County Code Enforcement and extension the required Special Use Permit. Landscaping shall not be trimmed below six (6) feet.
 - Refuse Areas. A six (6) foot high decorative masonry wall shall be constructed around all refuse collection areas. Trash enclosures shall have solid wood or metal doors. Where applicable landscaping with shrubs or vines shall be placed in front of the masonry wall to prevent graffiti. The refuse areas shall be covered with a rainproof roof.
 - Loading Zone Screening. Each landscaping plan shall provide a study demonstrating that loading zones and any outside storage within the viewshed of adjacent streets and freeways will be substantially screened through the use of plant material (within three years of planting), architectural features, or by other structures.
- d) Signs. All proposed on-site signs shall be shown on a separate plan, including, location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown.

- e) Pedestrian Accessibility. Pedestrian paths shall be provided between all major elements of the project and where such paths cross the drives pedestrian crosswalks shall be outlined with minimum 3" lines painted in white or yellow on the driveway surface. This is required in addition to any disability path designation. High-use pedestrian pathways within of the project shall meet applicable standards for the physically disabled and the plan shall indicate a path of travel between main project features.
- f) Required slope planting. Slope planting shall be required for the surface of all slopes containing sufficient native soil to sustain plant growth of more, where the cut slope is more than five (5) feet in height and/or the fill slope is more than (3) feet in height. Any areas to be graded shall be landscaped with native grasses or ground cover plants for wind and water erosion control and to assist in the reduction of fugitive dust. Slopes including crib walls, exceeding ten (10) feet in vertical height shall also be planted with shrubs, spaced not to exceed ten (10) feet on centers; and trees, spaced not to exceed thirty (30) feet on centers. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site. All planters shall be protected from vehicle encroachment. Drought tolerant plantings shall be used to the maximum extent possible. The landscaping plan shall include the following plant material minimums all required plantings:

Trees*	50% - 15+ gal.; 50% - 5 gal.
Shrubs:	50% - 5 gal.; 50% - 1 gal.
Groundcovers/Hardscape:	100% coverage after 5 years
Required Palm Rows and clusters	Mature palms 24"box or greater
*This shall include specimen trees [24" box, 1 inch caliper, and multi-branched]	

- g) Landscape Requirements for Parking Area. The following standards shall apply to parking areas adjacent to roadways or exposed to public view from freeways, roadways or adjacent parcels:
- Berms. Landscaped berms, or a combination of berms, landscaping and/or wall treatments of sufficient height to substantially screen parking and truck storage areas, shall be provided between parking/truck storage area and right-of-way.
 - Planters. All double row parking spaces shall be separated by a five (5) foot wide planter or by planter boxes. Planters shall be enclosed by a six (6) inch continuous poured in place concrete curb.
 - Tree size. Trees with a trunk height of not less than six (6) feet shall be installed in the planters at each end of an aisle, at three (3) space intervals throughout the lot, and at twenty (20) foot intervals along the periphery of the lot. Within parking lot areas, trees may be clustered in groups to achieve a more natural setting provided the total number meets the previous planting requirements.

- Evergreens. At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the lot.
- Plant Selection. Planter areas shall also contain ground cover and/or flowering shrubs. Drought tolerant planting is encouraged.
- Parking Planter Overhang. Where automobile bumpers overhang landscaped planters, two (2) feet of clear area unobstructed by trees or shrubs shall be provided for overhang.
- Divide Parking Areas. In large parking lots, parking areas shall be broken up into sections containing no more than 200 vehicles, with landscaped buffer areas at least eight (8) feet in width established between sections.
- Islands. A landscaped island shall be provided for every twenty (20) parking spaces.
- Landscape Percentage. Landscaped islands, planters and peripheral landscaping together shall total at least seven (7) percent of the total parking lot area.

h) Required Street Trees and Streetscape Landscaping.

- Washington Robusta (Mexican Fan Palms). The developer shall install along the project frontage on San Bernardino Avenue, Alabama Street and Citrus Plaza Drive a linear row of Washingtonia robusta (Mexican Fan Palm) palm trees to enhance the historical and traditional grid pattern of these trees north of the I-10 freeway. They shall be installed on a minimum of thirty (30) foot centers and shall be planted on the interior side of the sidewalk and not in the street side planter.
- San Bernardino Avenue (Major Arterial). The intent of the landscape guidelines for San Bernardino Avenue is to extend the palm row landscape element. New planting of single row of Washingtonia robusta (Mexican Fan Palms) planted thirty (30) feet on center. Camphor trees (Cinnamomum camphora) shall be planted in landscaped setback area on regular spacing, in triangular pattern with palm rows. A 6' wide sidewalk shall be installed eight (8) feet from back of curb. Buildings shall be setback thirty feet (30') from property line with berms adjacent to parking areas. No Parking signs shall be posted.
- Alabama Street (Major Arterial). The intent of the landscape guidelines for Alabama Street is to create a unified appearance along the street throughout the planning area. The landscape plans shall show the new planting of single row of Washingtonia robusta (Mexican Fan Palms) planted thirty (30) feet on center with an understory of Platanus acerifolia (London Plane Tree), regularly spaced in triangular pattern with palms. A 6' wide sidewalk shall be installed eight (8) feet from back of curb. Buildings shall be setback thirty feet (30') from property line with berms adjacent to parking areas. No Parking signs shall be posted.

- Street Tree Spacing In the interest of public safety, trees shall be planted not less than:
 - twenty-five (25) feet from beginning of curb returns at intersections;
 - fifteen (15) feet from curbs for trees with trunks of 6" or greater diameter
 - ten (10) feet from street lights
 - ten (10) feet from fire hydrants
 - ten (10) feet from driveways.
- Street Tree Requirements. Street trees shall have a minimum caliper of 1" trunk diameter measured 12" above the base and minimum container size of fifteen (15) gallon. Palm trees shall have a minimum brown trunk height of ten (10) feet.
- Median and Parkway Landscaping. All parkways within public streets rights-of-way along the perimeter of the project site (i.e. Alabama Street, San Bernardino Avenue and Citrus Plaza Drive) as well as medians (with non-aerial drip or bubbler irrigation) to be constructed by the Developer on Alabama Street and San Bernardino Avenue shall be landscaped with irrigation and/or hardscaped to the mutual satisfaction of County Planning and County Public Works. In accordance with Condition of Approval No. 117, Developer will support the creation of a County Service Area 70 EV-1 funding mechanism for paying the cost of maintaining such median landscaping. If such a funding mechanism is not approved by the affected landowners, the developer shall submit to County Public Works a maintenance agreement, subject to approval by Special Districts, to maintain (or pay County the cost of maintaining) the irrigation system and landscaping of the medians along the perimeter of the project site, subject to the limitations set forth in Condition of Approval No. 117. Landscaping and irrigation within parkways along the project site's perimeter shall be maintained by the developer or successors.

82. Low Impact Design (LID). - The developer shall incorporate "Low Impact Design" concepts wherever possible to reduce storm water runoff and increase on-site infiltration. The design goal is to maintain offsite flows of storm water to predevelopment rates. Among the design concepts that may be incorporated are:
- Incorporate pervious materials (e.g. pavers on gravel, porous concrete) in parking spaces not drive aisles.
 - Design parking lot drainage to flow into landscaped areas, wherever feasible
 - Drain parking spaces into the adjacent landscaping using wheel stops in lieu of curbed planters. Parking spaces should be flush with the adjacent landscaped area to facilitate storm water runoff and absorption.
 - Decorative drive entry statements should utilize pervious pavers in lieu of stamped concrete.

83. LEED - The developer is highly encouraged to incorporate wherever possible design concepts adopted by the US Green Building Council in the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The standards can be found at the web site: <http://www.usgbc.org>.
84. Underground Utilities. All new and existing on-site utility lines (66KV or less) located on or around the perimeter of the site, shall be placed underground. The developer will work cooperatively with the County and appropriate utility agencies to underground these facilities.
85. Lighting Plan. The developer shall submit a Lighting Plan for review and obtain approval from County Planning prior to the issuance of a building permit. All lighting shall be designed in a manner consistent with the East Valley Area Plan Design Standards and Guidelines in a manner compatible with Phase I – Citrus Plaza as follows
- a) Lighting shall be required on all new development for the purpose of providing illumination to ensure public safety and security. Lighting fixtures shall be functional, coordinated and visually attractive. Lighting shall be required at the following locations:
 - Pedestrian walkways and plazas.
 - Building entries, driveway entries and parking areas.
 - Hazardous locations, such as changes of grade and stairways, shall be well-lit with lower-level supplemental lighting or additional overhead units.
 - b) Lights shall be placed and designed so as not to cause glare or excessive light spillage on neighboring sites or public roadways.
 - Low intensity lamps shall be used especially at the development edge.
 - All lighting shall be hooded and designed with sharp-cutoff luminaires to reflect away from adjoining properties and public thoroughfares.
 - Shielding shall be by internal silvering of the globe or by external opaque reflectors
 - c) All parking lot and driveway lighting shall provide uniform illumination at a minimum level of 0.5 foot candle.
 - d) All light fixtures are to be concealed source fixtures except for pedestrian-oriented accent lights.
 - e) Security lighting fixtures are not to project above the fences or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations, or other similar service areas.
 - f) Exterior wall-mounted floodlights are expressly prohibited except for security lighting in areas as noted above.
 - g) All illuminated signs are to be internally illuminated.
 - h) Lighting of building faces is permitted.
 - i) The design of all lighting fixtures and their structural support shall be architecturally compatible with the surrounding buildings.

- j) Walkway lighting fixtures shall have an overall height not to exceed twelve (12) feet.
- k) Parking lot fixtures shall have an overall height not to exceed thirty-eight (38) feet or the height of adjacent buildings, whichever is less.
- l) When walkway lighting is provided primarily by low fixtures, there shall be sufficient peripheral lighting to illuminate the immediate surroundings to ensure public safety.
 - Shatterproof coverings are recommended on low-level fixtures.

86. Street Lights Required. The project shall install streetlights in coordination with and to the satisfaction of County Special Districts.
87. Bike Lane Required. A Class II bike lane shall be incorporated into the design of Alabama Street to allow installation in the future.
88. AR-3 Requirements. The proposed development is within an Airport Safety Review Area therefore the following standards and criteria shall apply in addition to any standards required by the applicable Airport Comprehensive Land Use Plan. The developer shall submit a letter to the satisfaction of County Planning substantiating compliance with the following:
- *An Avigation and Noise Easement shall be granted to the appropriate airport and recorded prior to the issuance of building permits. A copy of the easement shall be forwarded to County Planning and the affected airport. The property owner shall provide to any renters, lessees or buyers information that the site is subject to aircraft overflight from the appropriate airport, is subject to the potential noise problems associated with aircraft operations, and is subject to an Avigation and Noise Easement. Said information shall be provided prior to the completion of the rental, lease or sale. Said information shall be incorporated into the CC & R's recorded with the property and in all lease and rental agreements.*
 - *The normal mature height of any vegetation shall not exceed the height limitations established in Federal Aviation Regulations (FAR) Part 77 unless Form 7460-1)*
 - *All mitigative measures recommended by the FAA shall be incorporated into the project conditions of approval.*
 - *For heliports: Structures and the normal mature height of any vegetation adjacent to the helipad shall not exceed the height limitations provided by the requirements of Federal Aviation Regulations (FAR) Part 77 for heliports.*
 - *Proposed uses shall be consistent any applicable, adopted Airport Land Use Plan*
 - *The proposed use or structure shall not reflect glare, emit electronic interference, produce smoke, or store or dispense hazardous materials in such a manner that would endanger aircraft operations or public safety in the event of an aircraft accident.*
 - *Noise level reduction shall be designed and constructed in all structures to maintain maximum interior noise level of 45 dBA for residential uses, and 55 dBA for commercial/ industrial uses. [Mitigation Measure VII-1]*

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89. Access. The development and each phase thereof shall have a minimum of 5 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1 [F-41]
90. Multiple Story Structures: Access around all multiple –story structures (e.g. hotels and parking structures) shall be a minimum of thirty (30) feet.
91. Fire Fee. The required fire fees (currently \$180.00) shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8465. This fee is in addition to fire fees that are paid to the City of Redlands. [F-40]
92. Building Plans. Not less than two (2) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F-42]
93. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay areas, there are additional requirements. Standard 902.2.1 [F-43]
94. Combustible Protection. Prior to combustibles being placed on the project site an approved surfaced road (e.g. crushed base or better) and fire hydrants (permanent or temporary) with an acceptable fire flow shall be installed within the required proximity to all proposed structures. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F-44]
95. Water System Large Commercial. A water system approved and inspected by the Fire Department is required. The system shall be installed and operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with one (1) two and one half (2 1/2) inch and two (2) four (4) inch outlet with a minimum of 8" supply. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure. [F-54a]
96. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site. [F-57]

97. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire an approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacturers specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1 [F-59]
98. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design. [F-59a]
99. Class II Standpipe System. A Class II standpipe system is required. A Fire Department approved fire sprinkler contractor shall submit four (4) sets of hydraulic calculations and detailed plans to the Fire Department for review and approval, showing type of storage and use with the applicable protection system. Commercial and industrial buildings in excess of two hundred thousand (200,000) square feet with an interior area more than one hundred fifty (150) feet from exterior egress, shall be equipped with a Class II standpipe system. Class II standpipe shall be provided with 1 ½-inch hose stations so that all portions of each floor level of the building are within 130 ft. of a hose connection and provided with one hundred and fifty (150) foot of 1½ inch hose. This system shall be calculated to provide two hundred fifty (250) gpm at the base of the riser. The required fees shall be paid at the time of plan submittal. NFPA 14 [F69]
100. Fire Alarm. An automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit four (4) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F-62]
101. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]
102. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F82]

103. Key Box. An approved Fire Department key box (Knox ®) is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock (Knox ®). Standard 902.4) [F85]
104. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required. Standard 902.4 [F86]

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105. Water. Water purveyor shall be City of Redlands pursuant to previous approval by the Local Agency Formation Commission per Government Code Section 56133.
106. Wastewater. Method of sewage disposal shall be City of Redlands pursuant to previous approval by the Local Agency Formation Commission per Government Code Section 56133.
107. Vector Control: The project area has a high probability of breeding vectors in the proposed detention basins. DEHS Vector Control Section will determine the need for design specifications and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (909) 388-4600.
108. Preliminary Acoustical Analysis. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the Division of Environmental Health Services (DEHS) for review and approval. For information and acoustical checklist, contact DEHS at 909-387-4655. Address noise generated from onsite loading and equipment usage, and parking and offsite from Freeways and Roadway noise.
109. Vector Inspection: All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact DEHS Vector Section at 909-388-4600. *Note: Detention basins for stormwater may cause mosquito breeding and nuisances to employees and guests of the hotel.
110. Food Establishments: Plans for food establishments shall be reviewed and approved by DEHS, for information, call DEHS/Plan Check at: (909) 387-0214.
111. Swimming Pools: Plans for swimming pool(s) and associated restroom facilities shall be reviewed and approved by DEHS, for information, call Plan Check at: (909) 387-0214.

PUBLIC WORKS DEPARTMENT Traffic Division (909) 387-8186

112. *Traffic Mitigation Fee/Off-Site Improvements (Fair Share Obligation)*. Prior to issuance of building permits the developer shall deposit a fair share fee of \$2,247,649 (\$2,415,983 minus \$168,334 credit from Citrus Plaza Phase One construction obligation), to County Public Works for traffic impacts to the off-site circulation system, as determined by the peer review dated December 12, 2007, by Kunzman Associates and the technical letter analysis report dated December 18, 2007, by George Rhyner.

- I. The report recommended the following off-site improvements, if the project is constructed with apartments, with estimated construction costs:*
- a. Tippecanoe Avenue/San Bernardino Avenue: Total cost \$729,440 and project fair share \$17,507.*
 - b. California Street/San Bernardino Avenue and southbound through movement: Total cost \$339,720 and project fair share \$21,063.*
 - c. California Street/Lugonia Avenue: Total cost \$679,440 and project fair share \$30,575.*
 - d. California Street/I-10 Freeway WB Ramps: Total cost \$12,500,000 and project fair share \$337,500.*
 - e. California Street/I-10 Freeway EB Ramps: total cost \$12,500,000 and project fair share \$287,500.*
 - f. California Street/Redlands Blvd: Total cost \$2,500,000 and project fair share \$57,500.*
 - g. Nevada Street/San Bernardino Avenue: Total cost \$929,440 and project fair share \$68,779.*
 - h. Nevada Street/Almond Avenue: Total cost \$100,000 and project fair share \$15,900.*
 - i. Nevada Street/Lugonia Avenue: Total cost \$250,000 and project fair share \$27,250.*
 - j. Palm Avenue/5th Avenue: Total cost \$150,000 and project fair share \$8,250.*
 - k. Alabama Street/Palmetto Avenue: Total cost \$589,720 and project fair share \$79,612.*
 - l. Alabama Street/Pioneer Avenue: Total cost \$350,000 and project fair share \$51,800.*
 - m. Alabama street/San Bernardino Avenue: Total cost \$439,720 and project fair share \$69,915.*
 - n. Alabama Street/Almond Avenue: Total cost \$450,000 and project fair share \$223,650.*
 - o. Alabama Street/Lugonia Avenue: Total cost \$50,000 and project fair share \$19,650.*
 - p. Alabama Street/I-10 Freeway WB Ramps: Total cost \$400,000 and project fair share \$125,600.*
 - q. Alabama Street/I-10 Freeway EB Ramps: Total cost \$350,000 and project fair share \$126,000.*
 - r. Alabama Street/Redlands Blvd.: Total cost \$2,500,000 and project fair share \$562,500.*
 - s. Sr-30 Freeway SB Ramps/San Bernardino Ave.: Total cost \$1,119,340 and project fair share \$139,918.*

- t. Sr-30 Freeway NB Ramps/San Bernardino Ave.: Total cost \$1,119,340 and project fair share \$145,514. [Mitigation Measure XV-3]*

II. Alternatively, the report recommends the following off-site estimated construction costs to improvements at intersections if the project is constructed without apartment dwelling unit. Total project fair share is \$2,205,660 minus \$168,334 carry forward from Phase I construction obligation and the net total \$2,037,326. Therefore, the Project is required to deposit to the Department of Public Works –Traffic Division \$2,037,326 prior to issuance of building permits.

- a. Tippecanoe Avenue/San Bernardino Avenue: total cost \$729,440 and project fair share \$16,048.*
- b. California Street/San Bernardino Avenue and southbound through movement: Total cost \$339,720 and project fair share \$19,364.*
- c. California Street/Lugonia Avenue: Total cost \$679,440 and project fair share \$27,857.*
- d. California Street/I-10 Freeway WB Ramps: Total cost \$12,500,000 and project fair share \$300,000.*
- e. California Street/I-10 Freeway EB Ramps: Total cost \$12,500,000 and project fair share \$262,500.*
- f. California Street/Redlands Blvd: Total cost \$2,500,000 and project fair share \$52,500.*
- g. Nevada Street/San Bernardino Avenue: Total cost \$929,440 and project fair share \$63,202.*
- h. Nevada Street/Almond Avenue: Total cost \$100,000 and project fair share \$14,600.*
- i. Nevada Street/Lugonia Avenue: Total cost \$250,000 and project fair share \$25,000.*
- j. Palm Avenue/5th Avenue: Total cost \$150,000 and project fair share \$7,500.*
- k. Alabama Street/Palmetto Avenue: Total cost \$589,720 and project fair share \$73,125.*
- l. Alabama Street/Pioneer Avenue: Total cost \$350,000 and project fair share \$47,600.*
- m. Alabama Street/San Bernardino Avenue: Total cost \$439,720 and project fair share \$64,639.*
- n. Alabama Street/Almond Avenue: Total cost \$450,000 and project fair share \$205,650.*
- o. Alabama Street/Lugonia Avenue: Total cost \$50,000 and project fair share \$18,050.*
- p. Alabama Street/I-10 Freeway WB Ramps: Total cost \$400,000 and project fair share \$115,600.*
- q. Alabama Street/I-10 Freeway EB Ramps: Total cost \$350,000 and project fair share \$115,500.*
- r. Alabama Street/Redlands Blvd.: Total cost \$2,500,000 and project fair share \$515,000.*
- s. Sr-30 Freeway SB Ramps/San Bernardino Avenue: Total cost \$1,119,340 and project fair share \$128,724.*
- t. Sr-30 Freeway NB Ramps/San Bernardino Avenue: Total cost \$1,119,340 and project fair share \$133,201.*

PUBLIC WORKS -Solid Waste Management Division (909) 387-8700

113. Waste Management Plan. *The developer shall submit a solid waste management plan addressing: (1) the implementation of available technologies to reduce and recycle solid waste both during construction and after completion of the project; (2) design standards for access to, location and construction of trash container enclosures in order to facilitate implementation of automated refuse collection; and (3) proposed actions to divert and/or recycle inert wastes generated during the demolition and construction phase of the project. [Mitigation Measure XVI-1]*
114. Storage for Recycling Material. *The developer shall provide in the plan space for storage of recycling materials equal to the space required and provided for refuse storage. This will assist diverting waste from the landfill. [Mitigation Measure XVI-2]*

REGIONAL PARKS DEPARTMENT – Trails Program (909) 383-3202

115. SART Mitigation Fee. *Prior to issuance of building permits the developer shall contribute a fair share fee of \$1435 per net acre to the satisfaction of County Regional Parks for construction of the “Donut Hole” segment of the Santa Ana River Trail (SART) from California Street to the SH30 bridge. This fee may be waived or adjusted by County Regional Parks based upon inflation and credit for any developer completed trail improvements. The construction of the trail shall provide an incentive to use alternative transportation modes that access the area. This action assists with air quality mitigation and is also an offset to the aesthetic resource loss caused by removal of the orange groves in the area. [Mitigation Measure XIV-1]*
116. Street Lighting Plans. *Developer shall submit street lighting plans and check fees for review and approval. Contact Gale Glenn at (909) 387-9612.*

117. Street Light and Landscape Maintenance. The Developer shall coordinate with County Special Districts to establish a public entity that will maintain the streetlights and **median parkway** landscaping to the satisfaction of County Special Districts. County Service Area 70, Improvements Zone EV-1 may need to have the powers extended and the subject property may need to annex into the improvements zone. Developer will not object and will actively support County Service Area (CSA) 70 EV-1 creating a funding mechanism for the purpose of collecting funds to pay the cost of maintaining streetlights and the landscaped/irrigated public street medians on a proportional basis that includes all non-residential properties in the East Valley Area Plan. The Developer shall submit a letter agreement, for review and approval by Special Districts, indicating that the Developer will not object and will actively support CSA 70 in the creation of the funding mechanism pursuant to the terms of Condition #117, provided however the annual charge to the Developer shall not exceed \$20,000, with an annual inflationary increase not to exceed 5% per year, unless the Developer and County Special Districts enter into an agreement to increase the charge.

Owner understands that imposition of such an assessment, charge or tax is subject to an election of all affected East Valley Area Plan property owners. If the election fails, Owner agrees to enter into an agreement with CSA 70 EV-1 to reimburse the CSA for the cost of maintaining those streetlights and landscaped/irrigated public medians that are constructed as a condition of approval of the Project; provided, however the annual charge to Developer shall not exceed \$ 20,000, with an annual inflationary increase not to exceed 5% per year. County will require as a condition of approval that any future land uses approved on properties adjacent to the same streetlights and/or landscaped/irrigated public street medians fund on a proportionate fair share basis, its share of the maintenance expense of these facilities.

118. Storm Drain Connection. All discharges to the County Service Area 70, Improvement Zone EV-1 maintained Storm Drain System shall comply with the County of San Bernardino Special Districts Department Ordinance Number SD-06-09. No connection shall be made to the public Storm Drain System unless authorized in writing by the Special Districts Department. Application for connection shall be made by applicant on forms provided by the District.

**PRIOR TO FINAL INSPECTION OR OCCUPANCY
THE FOLLOWING SHALL BE COMPLETED**

LAND USE SERVICES DEPARTMENT – Current Planning (909) 387-4115

119. *GHG – Installation. The developer shall submit to County Planning for review and approval evidence that all GHG mitigation measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting to the satisfaction of the Building Official. [Mitigation Measure III-2]*
120. *Transportation Demand Management Program: Prior to the issuance of the first occupancy permit within the project, the project proponent shall submit a transportation demand management (TDM) program that covers all of Phase 2. The TDM program shall include, but may not be limited to, the following TDM strategies:*
- a) SCAQMD Rule 1501 Program. Companies employing 100 or more persons shall participate in the implementation of a transportation demand management (TDM) program. The programs for individual site employers shall be expanded and coordinated with other on-site employers. Each TDM program is required by SCAQMD under existing Rule 1501 to have a goal of achieving an Average Vehicle Ridership (AVR) of 1.5 individuals per vehicle. Achievement of this goal could result in a decrease in employee peak-hour generation of 15 to 20 percent below the "standard" assumptions used in the impact analyses. This would result in an overall peak hour project traffic generation decrease of about 5 percent.*
 - b) An overall site TDM program shall be developed in conjunction with Phase 1 of the project. The purpose of this program will be to coordinate site amenities and to provide rideshare matching, transit information and similar services to the employees of site tenants with less than 100 employees. These services shall be provided from the management office of the regional mall or other location convenient to all employees. Additionally, should SCAQMD adopt a rule addressing regional shopping centers, as is required by the current Federal Implementation Program FIP), the project shall comply with those requirements.*
 - c) Numerous potential measures are available to on-site tenants in achieving this ridesharing goal. The actual program that is implemented will contain those measures that are found to be most effective. Further, the mix of measures utilized should be varied over the life of the project to take advantage of new opportunities, such as the expanding regional rail system. Potential measures include:*

- (1) a central ridesharing office under direction of a Transportation Coordinator to provide one-stop commute service;*
- (2) personalized rideshare matching;*
- (3) employer-operated or employee-owned vanpool service;*
- (4) guaranteed ride home;*
- (5) preferential parking locations within any designated employee parking areas and convenient pick-up/drop-off locations for carpools and vanpools;*
- (6) on-site sale of transit passes and distribution of schedule information;*
- (7) safe and secure bicycle storage areas;*
- (8) coordination with Omnitrans to further enhance service to the site;*
- (9) promotional programs, including direct involvement of upper-level employer management to show the commitment to the program; and*
- (10) adjustable work hours to allow employees to participate in ridesharing arrangements or reduce the number of days per week each employee commutes.*

In addition, the project itself shall serve to aid the TDM program by providing shopping and service opportunities for the expanding nearby employment sites, thereby reducing the need for employees to leave the area during the day and reducing their dependence on having an automobile available.

- d) VTM Reduction Program. In addition to the SCAQMD's existing Rule 1501, which reduces the number of vehicles used for commute trips, several other programs and project features will reduce regional demands and vehicle miles of travel (VMT). The measures below will both reduce the total number of trips generated on a regional basis and reduce the length of those trips which are generated:*
- (1) Prioritization of TDM Strategies. In order to reduce traffic impacts surrounding the site, reduction of vehicle trips in general will be extremely important; however, reduction of regional impacts will require that the longest trips, which contribute most to the regional VMT and congestion, be targeted by the project TDM program. Programs which most effectively reduce longer trips shall be emphasized and include vanpool programs, compressed work weeks, telecommuting and linkages to regional transit facilities.*
 - (2) Delivery Management System. The site tenants will have deliveries that emanate from throughout the region. A system of tracking vendor deliveries to various facilities within the site shall be considered. This system would allow the tenants to move deliveries outside of peak travel times, utilize local vendors and consolidate deliveries whenever possible. [Mitigation Measure No. XV-2]*

121. Signs. The applicant shall submit a master sign program for review and approval. Each tenant shall incorporate the elements of this sign program or submit for approval any additions or modifications to the overall master sign program. The sign program shall be utilized uniformly throughout the project and shall comply with the following:
- All signs shall be lit only by steady, stationary, shielded light. Exposed neon is acceptable.
 - All sign lighting shall not exceed one-half (0.5) foot-candle at property lines.
 - No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
 - Directional signs shall be allowed as shown on an approved FDP or as shown on associated sign plan submitted with landscape plans.
 - A maximum of six (6) tenant displays are allowed per viewable side on all street oriented monument signs and the Freeway oriented pylon identification sign.
 - The top portion of all street oriented monument signs and the Freeway oriented pylon identification sign shall be redesigned to include sloping roof architectural elements similar in design and materials to the sloping roofs of proposed Phase II buildings.
122. Parking and on-site circulation requirements shall be installed as follows.
- a) All access drives which will be utilized by trucks shall be surfaced with all weather paving with a minimum of three (3) inches asphalt and six (6) inches of base or greater surfacing. All access drives strictly utilized by passenger vehicles shall be surfaced according to the recommendations in the Geotechnical Investigation report.
 - b) All primary vehicular access drives shall be twenty-six feet (26') wide or greater
 - c) All parking lot vehicular aisle width shall be twenty-four feet (24') wide or greater.
 - d) All paved parking stalls shall be clearly striped and permanently maintained
 - e) All paved access drives shall have all circulation markings clearly painted and permanently maintained including arrows painted to indicate direction of traffic flow.
 - f) All crosswalks will be delineated with a minimum 3" white or yellow painted line.
 - g) All internal parking lot stops shall be installed with a painted limit line and shall have either a breakaway pole sign and/or painted "STOP" lettering on the paving
 - h) Bike stands, motorcycle parking and employee carpool preferred parking shall be provided.
 - i) There shall be no parking allowed along the entry drives, except in designated parking spaces.
 - j) "NO PARKING" signs shall be posted along San Bernardino Avenue, Alabama Avenue, and Citrus Plaza Drive.
123. Wheel Stops. All back in truck trailer parking spaces shall have a wheel stop or other physical barrier twelve feet from any wall, fence or building to prevent damage. All other vehicle spaces shall have wheel stops installed when adjacent to fences, walls or buildings; these shall be three feet (3') away from such facilities.

124. Paint Parking Spaces. All non-truck parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the facility, with the two lines being located an equal nine (9) inches on either side of the stall sidelines; arrows shall be painted on the paving to indicated direction of traffic flow. All truck parking stalls and docks shall have at a minimum a single six (6) inch wide line per each side of the stall. The appropriate parking plan shall be implemented based on the identified tenant, and stalls painted accordingly.
125. Disabled Access. Disabled access parking spaces shall be clearly marked as handicap spaces and said markings shall be maintained in good condition at all times.
126. Shield Lights. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.
127. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas by either a parapet wall or other architecturally compatible screen wall that is at least as high as the highest piece of mechanical equipment to be screened, unless an alternate height can be justified by a reasonable site line study from adjacent streets and driveways.
128. Screen Dumpsters. All trash receptacles shall be screened from public view by a 6-foot high decorative block wall, or alternative height wall that is at least as high as the trash receptacle to be screened.
129. Landscaping Installed. All landscaping shown on the approved landscaping plan and, bike paths, etc. (as delineated on the approved landscape plan) shall be completed.
130. Landscaping Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director (e.g. cash, letter of credit or a bond) shall be required for all landscape planting and irrigation systems to insure that the landscaping remains in a healthy thriving condition for a minimum of three (3) full years and that the irrigation system continues to function properly for a minimum of three (3) full years. This surety shall be in an amount equal to Fifty Thousand dollars (\$50,000). Failure to accomplish the screening and other landscape objectives listed in the landscaping conditions for this proposed use shall require additional/replacement plantings or other corrective measures as determined necessary by County Code Enforcement. Also the requirement for the Special Use Permit shall be extended and continue until such time as the objective has been accomplished to the satisfaction of County Code Enforcement and sustained for one year.
131. Reciprocal Parking and Access Agreement. The Developer shall submit and gain approval of a reciprocal parking and access agreement by County Planning in coordination with the County Surveyor and the County Fire Department. The reciprocal access and parking agreement shall be between all parcels in Phase II of Citrus Plaza and between all Phase I and Phase II parcels.

LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226

132. Building Occupancy. Any building without specified tenants and uses may receive final inspection for construction purposes only. A Tenant Improvement that identifies the tenant and proposed uses shall be submitted and approved prior to occupancy being granted.
133. Outdoor Lighting Plan. Submit an outdoor lighting plan and obtain permits prior to installation of lighting standards.
134. Sign Lighting. Sign lighting shall comply with California Energy regulations.

LAND USE SERVICES DEPARTMENT - Code Enforcement Division (909) 387-4044

135. Special Use Permit - Landscaping. The developer shall submit an application with the appropriate fees and obtain approval of a Special Use Permit for the confirmation inspections and administration of the surety to guarantee the installation, proper maintenance, and survival of the required landscaping.

PUBLIC HEALTH DEPARTMENT –Environmental Health Services (DEHS) 387-4666

136. Medical Waste Generator Permit. A Medical Waste Generator Permit shall be required, if applicable for any doctors/dentists/medical offices. For information, contact DEHS at: 909-387-4666.
137. Hotel Permit. Prior to occupancy of a newly constructed hotel/motel/resort, pursuant to San Bernardino County Code 33.101 et. seq., a Certificate of Use request shall be submitted to the Division of Environmental Health Services. For information, call DEHS/Community Environmental Health at: 909-387-3047.

PUBLIC WORKS - Land Development Engineering – Roads (909) 387-8218

138. CMRS. Roads within this development shall not be entered into the County Maintained Road System.
139. Install Improvements. All required road and drainage improvements including water quality management plans shall be constructed and approved by the Department of Public Works.
140. Valley Standards. Road sections bordering the development shall be designed and constructed to Valley Road Standards of San Bernardino County and to the policies and requirements of the County Public Works Department and in accordance with the circulation element of the County's General Plan. This includes Alabama Street, San Bernardino Avenue and Citrus Plaza Drive.

141. Final Plans. Final plans and profiles shall indicate the location of any existing utility facility, which would affect construction.
142. Structural Road Section. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Public Works Department.
143. VAR. Vehicular access rights shall be dedicated along Alabama Street, San Bernardino Avenue, and Citrus Plaza Drive, except at approved access points.
144. Transitions. Right-of-Way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
145. Roads Open. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit.
146. Road Names. All road names shall be coordinated with the County Public Works Department, Traffic Division.
147. Encroachment Permit. An encroachment permit, or authorized clearance, shall be obtained from the county Public Works Department prior to issuance of a grading permit by county building and Safety.
148. Utility Poles. Any existing utility poles shall be shown on the improvement plans.
149. Street type Entrances. Street type entrance(s) shall be provided to the entrance(s) of this development.

PUBLIC WORKS - Land Development Engineering – Drainage (909) 387-8218

150. Offsite Flows. Adequate provisions shall be made to intercept and conduct the offsite tributary drainage flows around or through the site in a manner, which will not adversely affect adjacent or downstream properties.
151. Remove Detention Basin. A local detention basin shall be removed upon the completion and acceptance of Alabama Street Storm Drain by the County.
152. Additional Drainage Requirements. In addition to the drainage requirements stated herein, other onsite or offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

PUBLIC WORKS – Traffic Division (909) 387-8188

153. Traffic Mitigation Improvements. *The developer shall construct at 100% cost to the project the following improvements at intersections for project access driveways:*
- a. *San Bernardino Avenue and Project west access drive (A): Construct new traffic signal for full access.*
 - b. *San Bernardino Avenue and Project east access drive: Construct unsignalized driveway with right-in/right-out plus left turn-in. Construct channelizer to prevent left-turn out movement and southbound through movement.*
 - c. *Alabama Street and Project north access drive: Construct unsignalized driveway with right-in/right-out plus left turn-in. Construct channelizer to prevent left-turn out movement.*
 - d. *Citrus Plaza Drive and Project north Drive: Construct a full access unsignalized intersection.*
 - e. *Citrus Plaza Drive and Project north Drive (B): construct a new traffic signal for full access.*
 - f. *Citrus Plaza Drive and Project south Drive: Construct a full access unsignalized intersection.*
 - g. *Citrus Plaza Drive Phase I and Project Drive (C): Construct a new traffic signal for full access.*
- If aforementioned unsignalized intersections at Citrus Plaza Drive meet the traffic signal warrants, new traffic signal(s) shall be constructed at 100% cost to Project. The roadway intersections as well as the truck drives shall be designed per the truck template turn movements as such that the concrete curb return should be minimum 50 feet and maximum 80 feet radius. [Mitigation Measure XV-4]*

FIRE DEPARTMENT - HAZARDOUS MATERIALS DIVISION (909) 386-8401

154. Business Emergency Plan. Prior to occupancy, owner-operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter of exemption. Contact Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.
155. Hazardous Materials Permit. Prior to occupancy, owner-operator shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank Permit.

SPECIAL DISTRICTS (909) 387-5940

156. Street Lighting. All required streetlights shall be installed and operating to the satisfaction of the Special Districts Department.

157. Alabama Storm Drain Construction Reimbursement. Prior to final inspection, the developer shall contribute a proportional fair share fee to County Special Districts CSA 70/EV-1 for the construction the Alabama Storm Drain. The storm drain extends along Alabama Street between San Bernardino Avenue and the Santa Ana River. The estimated fair share contribution is based upon approximately \$20,000 per gross project acre (e.g. 128 acres = \$2,560,000). County Special Districts CSA70/EV-1 shall provide a final fee calculation to the developer based upon final construction and administration costs. The fee may be adjusted by County Special Districts CSA70- EV-1 based upon inflation in accordance with Engineering News Record Cost Index (ENRCI).
- Fee Credit. This fee may be reduced in part or in full by credits for construction of the storm drain by the developer. The credit for construction costs shall be by agreement between CSA70- EV-1 and the developer. The County acknowledges that Redlands Joint Venture (“RJV”) constructed the storm drain and that the current project ownership, Mountain Grove LLC includes RJV as a partner. Therefore, the fair share fee for this project is fully covered by the construction costs of the installed storm drain, for the current project owner. No reimbursement is currently due.
158. Alabama Storm Drain Maintenance Fee. Prior to final inspection of the first structure, the developer shall deposit a proportioned fair-share fee determined by and to the satisfaction of County Special Districts CSA70/EV-1 into a trust fund for the annual inspection and maintenance of the Alabama storm drain. The fund contribution shall be proportioned between those developments that have or will connect to the Alabama storm drain during any County Fiscal Year (July 1st – June 30th). This fund shall be operated on a fair-share basis. The proportioned fair-share shall be based on the percentage of each individual project lot area divided by the total lot area of all developments connected to the storm drain during in any fiscal year. During Fiscal Year 2008-09 the funding for this account shall be \$30,000. The fund shall be proportionally replenished by each connected project annually to maintain the total of \$30,000 or as otherwise adjusted based upon inflation in accordance with Engineering News Record Cost Index (ENRCI). County Special Districts CSA70/EV-1 shall charge the cost of storm drain inspection and maintenance for the Alabama Storm Drain to this account.

The developer shall also sign an agreement with County Special Districts CSA70/EV-1 to deposit additional funds annually on or before July 1 each year for nine years to proportionately replenish the account to be \$30,000 or as otherwise adjusted based ENCRI. Any additional development that connects to the Alabama Storm Drain shall also be required to participate.

***PRIOR TO TENANT OCCUPANCY
THE FOLLOWING SHALL BE COMPLETED***

These conditions shall apply to buildings that do not have specific occupants at the time of final inspection

LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226

159. Tenant Occupancy. Buildings that do not have specific occupants at the time of final inspection will receive only "final construction" approval. When individual tenants are identified, or if there is a change to any of the tenants, depending upon occupancy impacts, a Tenant Improvement/Occupancy Review shall be required to be submitted with fees for review and approval by County Building and Safety or a land use approval by the Current Planning Division. A construction plan review for any other tenant improvements may be simultaneously processed with the Tenant Improvement/Occupancy Review. Only after a construction permit has been issued, all work/installations completed, and a final inspection is signed will occupancy be granted to specific tenants.
160. Tenant Improvements. Where applicable tenants shall submit professionally prepared plans for display racks, counters and partitions greater than 5'9" in height.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

161. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire an approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacturers specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1 [F-59]
162. Fire Alarm. An automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit four (4) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F-62]
163. High-Piled Storage. The applicant or tenant shall submit an application for high-piled storage (internal storage over 12' in height), three (3) sets of detailed plans and a commodity analysis report to the Fire Department for review and approval. The applicant or tenant shall submit the approved plan to Building and Safety for review with building plans. If the occupancy classification is designated as S-2, commodities to be stored will be limited to products of light hazard classification only. The required fees shall be paid at the time of plan submittal. Standard 8101 [F-66]

PUBLIC WORKS -Solid Waste Management Division (909) 387-8700

164. *Tenant Waste Stream Reduction.* *The property owner will include in lease agreements requirements for tenants to participate in waste stream diversion by recycling cardboard packaging, pallets, and other recyclables (e.g. paper, bottles and cans) [Mitigation Measure XVI-2]*

END OF CONDITIONS - July 10, 2008 jpm